संख्या-16/2025/792/18-02-2025(ल030)

प्रेषक,

आलोक कुमार,
प्रमुख सचिव,
उत्तर प्रदेश शासन।

सेवा मे,

आयुक्त एवं निदेशक,
उद्योग एवं उद्यम प्रोत्साहन निदेशालय,
उत्तर प्रदेश, कानपुर।

सूक्ष्म, लघु एवं मध्यम उद्यम अनुभाग-2 लखनऊ :दिनांक: 10 जून, 2025

विषय- औद्योगिक आस्थानों के भूखण्ड आवंटन आदेश के प्रारूप के संबंध में।

महोदय,

कृपया उपर्युक्त विषयक अपने पत्र दिनांक 09.06.2025 का संदर्भ ग्रहण करने का कष्ट करें।

2. इस संबंध में अवगत कराना है कि औद्योगिक आस्थानों में भूखण्ड आवंटन संबंधी आदेश के प्रारूप पर शासन द्वारा स्वीकृति प्रदान की जाती है। यह आदेश पूर्व में निर्गत भूखण्ड आवंटन संबंधी समस्त शासनादेशों में वर्णित प्राविधानों को इस आवंटन आदेश एवं इसके अनुरूप निर्गत की जाने वाली लीजडीड में वर्णित प्राविधानों की सीमा तक अवक्रमित करते हुए निर्गत किया जा रहा है। आवंटन आदेश का प्रारूप निम्नानुसार है:-

OFFICE OF DEPUTY COMMISSIONER OF INDUSTRIES

District Industries Promotion & Enterprise Development Centre,.....

Allotment Letter

No. .....

Dated: __ /__/_____

Dear Sir/Madam

Please refer to your GeM e-action Bid dated __ /__/_____where in you have participated.We are pleased to inform you that after the evaluation of the e-Bid , the competent authority has allotted the property as per details given below:-

1.	Name and address of the Firm/Allottee	:	
2.	Property No.	:	
3.	Details of Industrial Activity	:	
4.	Allotment Mode	:	e-auction “AS IS WHERE IS”
5.	Area as per e-auction	:	
6.	Total premium of the property as per e-auction bid	:	
7.	Earnest Money Deposited	:	
8.	Remaining amount of 10% of total premium amount(After adjusting EMD amount) to be deposited within 15 days	:	
9.	One year lease rent @ Rs. 1 per SQM p.a.	:	

1- यह शासनादेश इलेक्ट्रानिकली जारी किया गया है, अत: इस पर हस्ताक्षर की आवश्यकता नही है ।

2- इस शासनादेश की प्रमाणिकता वेब साइट http://shasanadesh.up.gov.in से सत्यापित की जा सकती है ।

http://shasanadesh.up.gov.in

10.	One Time Lease Rent (30 TIMES OF ONE YEAR RENT)	:	
11.	Rate of Interest	:	10% per annum, compounded annually
12.	Penal rate of Interest	:	15% per annum, compounded annually
13.	Maintenance charge @ Rs. 4 per SQM annually	:	
14.	Time after issuance of allotment order to execute the lease deed / physical possession	:	60 days
15.	Time limit for Building Plan submission for approval from the date of execution of lease deed	:	3 months
16.	Time limit to start the construction on the plot from the date of execution of lease deed		6 months
17.	Time limit to make the unit functional from the date of execution of lease deed.		24 months
18.	Allotment Period/Lease Period (from first allotment date)	:	99 years

1. To pay the total premium of the property, the allottee can opt a period of 30 days/immediate, one year, three years from the date of allotment letter. For one year and three years options, interest as at sl. no. 11 above will be applicable.
2. The allottee/lessee shall have an option to pay lease rent on one-time basis by depositing a lump sum amount equivalent to 30 times of the prevailing annual lease rent at the time of deposit after making up-to-date payment.
3. In case of default in payment of land premium, lease rent, maintenance charge or any other charges, penal interest @ 15% as indicated at sl. no.12 above, shall be chargeable on the defaulted amount for the defaulted period.
4. Before the execution of Lease Deed, the allottee has to deposit an amount equal to 25% of total premium of the property, subject to adjustment of 10% of the upfront payment. If the payments are not made as stipulated above, this allotment will be deemed cancelled and the entire deposited amount shall be forfeited by the Lessor.
5. The allottee will have to submit the time lines/intermediate mile-stones(period of construction, procurement of machineries, approx. month of production) before the execution of lease deed. If the lessor has reasons to believe that the time lines are not being adhered to by the lessee, he will cause to be served three showcause notices at appropriate intervals. If the allottee fails to furnish

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2- इस शासनादेश की प्रमाणिकता वेब साइट http://shasanadesh.up.gov.in से सत्यापित की जा सकती है ।

satisfactory reasons for default in construction, the allotment authority may cancel the allotment/lease by a speaking order.

6. The allottee shall also deposit due stamp duty/e-stamp and all other incidental expenses for Lease Deed as per existing policy of U.P. Govt.

7. It shall be the responsibility of the allottee to deposit the due installments on time. Notwithstanding any request of the allottee, the payment made shall be first adjusted towards the interest due, if any, and the balance shall be adjusted towards the annual lease rent and the installments etc. respectively.

8. No transfer will be permissible before the construction of the unit and commencement of production.

9. In the event that the allottee desires to surrender the allotment, 10% of the total amount deposited by the allottee/lessee shall be deducted/forfeited and the rest amount shall be refundable on signature of the surrender deed/letter in favour of the allotment authority.

10. No part of the plot can be sublett to any entity without prior permission and approval of Lessor breach of such conditionalities would be an invitation to the cancellation of the allotment/lease.

11. Maintenance charges will be increased @5% p.a.

12. The department may consider Change in Constitution and Change in Shareholding application prior to the execution of lease deed. For example, if the bidder is a partnership firm and wishes to change the partners or convert the firm as private limited company before the lease deed, the department/ lessor may consider the same with the production of relevant documents.

13. Allottee shall obtain all necessary approvals from concerned competent authorities on his own.

14. All the arrears will be recoverable as 'arrears of land revenue'.

15. Any violation of terms(s) and condition(s) of allotment/ Lease Deed shall invite cancellation/ revocation of allotment of plot / cancellation of Lease Deed to be preceded by dispossession of Industrial Premises. The amount deposited would be forfeited. However, the department can restore the allotment of the plot. In case of restoration, allottee/lessee would pay restoration charges as per the prevailing policy.

16. That the lessor (MSME Department), reserves the right to make such amendments, additions, deletions and alterations in the terms and conditions of the brochure, allotment, lease, building bye-laws as it finds expedient and such amendments, addition, deletion and alterations shall be binding on the allottee/lessee.

17. In case of any interpretation issues/ any dispute between the lessor and lessee, the decision of the Commissioner & Director Industries,U.P. shall be final and

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binding to the allottee/Lessee.

3- इस संबंध में मुझे यह कहने का निदेश हुआ है कि कृपया उक्तानुसार अवगत होते हुए अग्रेतर आवश्यक कार्यवाही सुनिश्चित कराने का कष्ट करें।

भवदीय,

आलोक कुमार
प्रमुख सचिव।

संख्या एवं दिनांक तदैव।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

(1) समस्त मण्डलायुक्त/जिलाधिकारी, उत्तर प्रदेश।

(2) समस्त अपर आयुक्त/संयुक्त आयुक्त/उपायुक्त उद्योग, उद्योग एवं उद्यम प्रोत्साहन, उत्तर प्रदेश।

आज्ञा से,

पुष्पेंद्र सिंह
संयुक्त सचिव।

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1- यह शासनादेश इलेक्ट्रानिकली जारी किया गया है, अत: इस पर हस्ताक्षर की आवश्यकता नही है ।

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